

① filed w/ Clerk - Recorder -
checked by Marlene Richard
July 15, 1982

Map No. 3475

RESOLUTION 1980-AR

RESOLUTION CREATING RURAL SPECIAL IMPROVEMENT DISTRICT NO. 1980-1,
LA CASA GRANDE ESTATES SUBDIVISION FOR THE PURPOSES OF GENERALLY
IMPROVING STREETS

WHEREAS, the Board of County Commissioners of Lewis and Clark County, Montana, did earlier receive a petition to establish a Rural Special Improvement District on that land described in Exhibit A attached hereto and by this reference made a part hereof and likewise reflected in Exhibit B attached hereto and made a part hereof, all for the general purposes of constructing 1. street improvements for the platted streets within said Rural Special Improvement District, including grading, subsurface and asphaltic concrete paving, all in compliance with the standards of Lewis and Clark County; 2. the purchase of and placement of street signs; and 3. the placement of monument boxes; and

WHEREAS, a Resolution of Intention to create the said district was passed by the Commissioners, upon and after proper hearing, on July 9, 1980; and

WHEREAS, in the Resolution of Intention to create said district, a hearing was set by the said commissioners in front of them for Tuesday, July 29, 1980, at 9 AM, when and where the County Commissioners would hear and pass on protests, if there be any; and

WHEREAS, the County Clerk and Recorder of Lewis and Clark County, Montana, has certified that the petition for the creation of the district contained the signatures of more than sixty percent (60%) of the freeholders within the proposed district boundaries and to be affected thereby; and

WHEREAS, pursuant to the order of this Board, correct and proper notice, by publication, posting, and mailing, of the intention to create this district has heretofore been given by the County Clerk and Recorder of Lewis and Clark County, Montana, all in compliance with the prior order of this Board and the provisions of 7-12-2105 MCA; and,

WHEREAS, at the time and place set for the hearing of the said protests, no protest whatsoever regarding this RSID or assessment method were presented to the Board of County Commissioners, and the

Commissioners therefore find that the district can be created in accordance with the resolution of intention earlier herein referred to; and

WHEREAS, public interest and convenience requires the creation of the aforesaid rural special improvement district and the Commissioners have and do now determine that all prerequisite things have been done, circumstances exist, and facts have been shown, as are necessary, proper, or required for the creation of said district;

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1:

Rural Special Improvement District No. 1980-1, Lewis and Clark County, Montana, is hereby created and established; and

SECTION 2:

The boundaries of the said district are those reflected in Exhibit A attached hereto and by this reference made a part hereof and likewise reflected in Exhibit B attached hereto and made a part hereof; and

SECTION 3:

The purposes of the said district are the construction of 1. street improvements for the platted streets within said Rural Special Improvement District, including grading, subsurface and asphaltic concrete paving, all in compliance with the standards of Lewis and Clark County; 2. purchase of and placement of street and traffic control signs; and 3. placement of monument boxes; and

SECTION 4:

The estimated cost of the improvements to be made is the sum of \$247,357; and

SECTION 5:

The total cost of the said district therefor and thereby is estimated to be the sum of \$247,357; and

SECTION 6:

The entire cost and expense of the construction of the said improvements shall be assessed against the entire district, each lot within the said district to be assessed for that portion of the whole cost which its area bears to the total of the entire

district (exclusive of streets, avenues, alleys, and public places), the Board of County Commissioners declaring and finding that the entire district is benefited by the above-described improvements and shall be assessed accordingly to pay the cost and expense thereof; and

SECTION 7:

The entire cost and expense of the said improvements shall be paid out of the proceeds of bonds to be issued and sold by the said district, payable over a term of not to exceed fifteen (15) years, and the assessments referred to in the section immediately preceding to be payable in installments over the said period of fifteen (15) years, the money derived therefrom to be deposited in and constitute the fund of said Rural Special Improvement District No. 1980-1;

SECTION 8:

L. C. HANSON COMPANY, Box 299, Helena, Montana, 59601, shall be the engineer in charge of the said project; and the Lewis and Clark County Attorney's office, Courthouse, Helena, Montana, 59601, shall be the attorneys for the said district.

DATED this 19th day of August, 1980.

BOARD OF COUNTY COMMISSIONERS
LEWIS AND CLARK COUNTY

Bob Decker
Bob Decker, Chairman

John H. Wilkinson
John H. Wilkinson

Chris Gardner
Chris Gardner

ATTEST:
Helen Kovich
Helen Kovich, Clerk of the Board

322828

STATE OF MONTANA
COUNTY OF LEWIS & CLARK
I hereby certify that the within instrument was filed in my office on this 19th day of August 1980 at Helena Montana. Witness my hand and seal of office on this 19th day of August 1980 at Helena Montana.
John H. Wilkinson
County Recorder

*filed w/
clerk + member -
checked by Maurine
Revised July 15, 1982*

RESOLUTION 1980-67

RESOLUTION 1980-67

RESOLUTION OF INTENTION TO CREATE RURAL SPECIAL IMPROVEMENT DISTRICT NO. 1980-1 OF THE COUNTY OF LEWIS AND CLARK, MONTANA, DESIGNATING THE NUMBER OF SAID DISTRICT, DESCRIBING THE BOUNDARIES THEREOF, STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE PURCHASED BY SAID DISTRICT AND THE IMPROVEMENTS TO BE MADE THEREIN, STATING THE APPROXIMATE ESTIMATES OF THE COST THEREOF, AND THE MANNER OF PAYING THEREFOR.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEWIS AND CLARK COUNTY, MONTANA:

SECTION 1. The public interest and convenience require the creation of rural special improvement district as hereinafter more particularly described, and the intention of said Board of County Commissioners to create such district is hereby declared.

SECTION 2. The number of said rural special improvement district is hereby declared to be number 1980-1.

SECTION 3. The proposed rural special improvement district is a thickly populated locality outside of the limits of the City of East Helena, Montana.

SECTION 4. The boundaries of said rural special improvement district shall be set forth in Exhibit A attached hereto and by this reference made a part hereof.

SECTION 5. Said rural special improvement district will contain and include the lots and blocks within the boundaries of said district as set forth in Exhibit B attached hereto and by this reference made a part hereof. A separate schedule listing such lots and the area thereof, showing the total area of the property benefited by the improvements and to be assessed for payment of the cost thereof is attached and marked Exhibit C and by this reference is made a part of hereof.

SECTION 6. The character of the improvements proposed to be constructed is as follows:

- a. Street improvements for the platted streets within said Rural Special Improvement District, including grading, subgrade and asphaltic concrete paving, all in compliance with the standards of Lewis and Clark County;
- b. The purchase of and placement of street and traffic control signs;
- c. The placement of curbs and boxes.

SECTION 7. The estimated cost of the improvements contemplated, including the cost of engineering, inspection, and administration is the sum of Two Hundred Eight, Ten Thousand Dollars and no/100 (208,000), as shown in the engineer's estimate on file hereto, preceding.

SECTION 8. The total area of the lots to be assessed is three million two hundred fifty-two thousand three hundred and six (3,252,306) square feet, and the estimated cost per square foot is 15.00 cents.

SECTION 9. The entire cost and expense of purchasing and making said improvements shall be paid by said entire district, each lot within said district to be assessed for that portion of the whole cost, which its area bears to the total area of the entire district, exclusive of streets, avenues, alleys, and public places, and the Board of County Commissioners declares and finds the entire district is benefited by the above-described improvements and shall be assessed accordingly to pay the cost and expense thereof.

SECTION 10. The entire cost and expense of said improvements shall be paid out of the proceeds of bonds to be issued and sold by said district, payable over a term of not to exceed fifteen (15) years, and the assessments referred to in Section 9 hereof shall be payable in installments over a period of fifteen (15) years, and the monies derived therefrom shall be deposited in and shall constitute the fund of said rural special improvement district.

SECTION 11. Lowell L. Hanson Company shall be the engineer in charge of said project, and the Lewis and Clark County Attorney's office, Helena, Montana, 59601, shall be the attorneys for the district.

SECTION 12. On the sixth day of January, 1981, at 9 o'clock AM, on said day in the office of the Board of County Commissioners of Lewis and Clark County, in the City-County Building in the City of Helena, Montana, said Board will consider and pass upon all protests against the creation of said district or against the purchasing or making of the improvements referred herein, which are made in writing and delivered to the Clerk and Recorder of Lewis and Clark County, Montana, at any time within fifteen (15) days after the date of the first publication of the notice of the passage of this Resolution of Intention.

SECTION 13. The Clerk and Recorder is hereby directed to give notice of the passage of this resolution by publication for ten (10) consecutive days in the Independent Record, a daily newspaper published nearest to the place where such improvement district is to be created, and shall also cause to be posted within the boundaries of such special improvement district, a copy of such notice in three (3) public places, and to mail a copy of such notice to every person, firm, or corporation, or the agent of such person, firm, or corporation owning real property within the proposed district, listed in his name upon the last-completed assessment roll for state, county, and school district taxes, at his last-known place of residence upon the same day such notice is first published or posted. Said notice shall be as prescribed in Sections 7-12-2105 and 7-12-2106 MCA.

PASSED by the Board of County Commissioners this 20th day of December, 1980.

BOARD OF COUNTY COMMISSIONERS
LEWIS AND CLARK COUNTY

Chris Gacumer
Chris Gacumer

ATTEST:

John H. Wilkinson
John H. Wilkinson, Chairman

Bob Decker
Bob Decker

Helen Kovich, Clk. of Bd.
Helen Kovich

R.S.I.D. 1980-1
DESCRIPTION OF BOUNDARIES

A tract of land in the west one half of the northwest one quarter of Section 20, Township 10 North, Range 2 West, P.M.M. and being Government Lots One and Two according to the official plat of the original survey and a tract of land situated in the southwest corner of the southwest one quarter of Section 19, Township 10 North, Range 2 West, P.M.M. and being Government Lot Four according to the official plat of the original survey; the District being more particularly described as follows:

Beginning at a point which bears North $86^{\circ} 47' 31''$ East, a distance of 33.70 feet from the west one quarter corner of said section 20; thence North $60^{\circ} 18' 12''$ West, 230.05 feet; thence South $89^{\circ} 47' 31''$ West, 200.00 feet; thence North $00^{\circ} 18' 12''$ West, 800.33 feet; thence South $89^{\circ} 41' 48''$ West, 230.20 feet; thence North $00^{\circ} 18' 12''$ West, 460.00 feet; thence North $89^{\circ} 41' 43''$ East, 230.05 feet; thence North $00^{\circ} 18' 12''$ West, 800.00 feet; thence South $89^{\circ} 41' 48''$ West, 200.00 feet; thence North $00^{\circ} 18' 12''$ West, 362.00 feet; thence North $00^{\circ} 13' 00''$ West, 77.07 feet; thence North $89^{\circ} 47' 00''$ East, 103.04 feet; thence South $89^{\circ} 53' 09''$ East, 102.83 feet; thence North $01^{\circ} 49' 35''$ West, 100.53 feet; thence North $00^{\circ} 13' 00''$ West, 500.00 feet; thence South $89^{\circ} 47' 07''$ West, 200.00 feet; thence North $00^{\circ} 13' 00''$ West, 600.67 feet; thence North $89^{\circ} 16' 41''$ East, 1211.56 feet; thence South $00^{\circ} 10' 07''$ East, 1272.73 feet; thence South $00^{\circ} 21' 42''$ East, 2670.81 feet; thence South $89^{\circ} 47' 31''$ West, 1215.17 feet to the point of beginning.

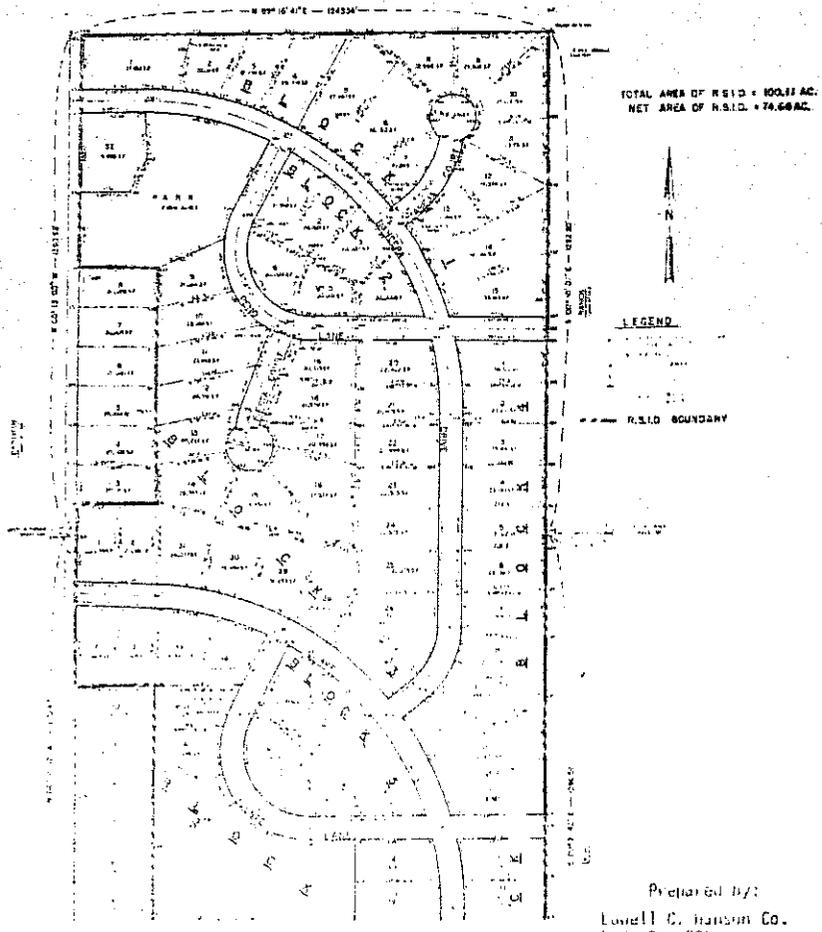
December 16, 1980

LMG:LF A

PROPOSED R. S. I. D.
LA CASA GRANDE ESTATES

LOT 4 SECTION 13, AND LOTS 1 AND 2
SECTION 30, TOWNSHIP 10 NORTH R2W, P.M.M.
LEWIS AND CLARK COUNTY

SECTION
SCALE



TOTAL AREA OF R.S.I.D. = 100.11 AC.
NET AREA OF R.S.I.D. = 74.66 AC.

LEGEND

R.S.I.D. BOUNDARY

Prepared by:
Lowell C. Hanson Co.
P.O. Box 299
Helena, Montana

EXHIBIT B-2

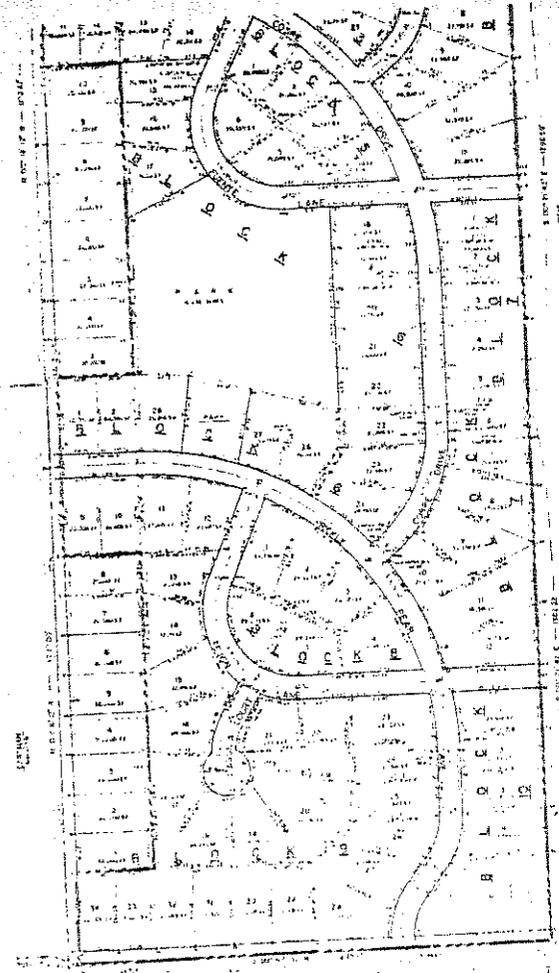


EXHIBIT B-1

Prepared by:
 Lowell C. Hanson Co.
 P.O. Box 299
 Helena, Montana

CITY OF CHICAGO
 SCHEDULE OF THIS WITHIN
 CHICAGO, ILLINOIS DISTRICT
 CITY AREA THROUGH

BLOCK	OF	SQUARE FEET
1	1	37,853
	2	27,131
	3	21,754
	4	22,714
	5	37,467
	6	36,152
	7	20,646
	8	21,890
	9	25,303
	10	27,012
	11	23,731
	12	24,374
	13	21,196
	14	42,136
	15	33,613
2	1	21,359
	2	20,880
	3	20,000
	4	20,000
	5	20,000
3	1	20,000
	2	20,000

<u>BLOCK</u>	<u>LOT</u>	<u>SQUARE FEET</u>	
3	9	21,664	
	10	21,054	
	11	27,045	
	12	24,031	
	13	29,237	
	14	25,747	
	15	26,610	
	16	35,637	
	17	20,459	
	18	21,571	
	19	20,315	
	20	22,402	
	21	21,405	
	22	22,494	
	23	22,575	
	24	22,575	
	25	22,575	
	26	31,072	
	27	23,711	
	28	25,272	
	29	26,283	
	30	24,698	
	31	26,077	
	32	31,895	
	4	1	24,310
		2	23,210
		3	23,100
		4	23,100
		5	23,102
		6	23,132
		7	23,814
		8	27,721
9		22,954	
10		20,000	
11		32,970	
12		29,385	

EXHIBIT C-2

BLOCK	LOT	SQUARE FEET
5	1	20,490
	1	21,060
	1	20,727
	1	20,055
	5	25,045
	6	20,555
5	1	20,000
	2	20,000

11	20,524
12	20,405
13	24,490
14	22,211
15	20,395
16	20,596
17	26,531
18	20,850
19	22,991
20	23,100
21	23,100
22	23,100
23	21,948
24	22,332
25	24,763
26	26,714
27	23,079
28	25,216

7	1	22,062
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<u>BLOCK</u>	<u>LOT</u>	<u>SQUARE FEET</u>
7	2	22,149
	3	22,050
	4	22,050
	5	22,050
	6	21,040
	7	21,423
	8	29,229
	9	30,358
	10	21,277
	11	36,391
	12	26,701
	8	1
2		24,209
3		20,051
4		25,961
5		24,266
6		22,003
9	9	20,000
	10	20,000
	11	23,621
	12	20,847
	13	21,099
	14	22,711
	15	23,451
	16	24,800
	17	28,109

EXHIBIT C-4

<u>BLOCK</u>	<u>LOT</u>	<u>SQUARE FEET</u>
9	18	24,930
	19	25,351
	20	40,191
	21	24,119
	22	23,745
	23	25,107
	24	21,301
	25	21,927
	26	20,780
	27	24,458
	28	29,014
	29	20,005
	30	20,005
	31	20,005
32	20,005	
33	20,005	
34	20,005	
10	1	23,674
	2	21,316
	3	21,743
	4	24,894
	5	20,000
	6	20,000
	7	22,321

EXHIBIT D

ESTIMATED PROJECT COST

LA CASA GRANDE R.S.I.D. 1980-1

December 16, 1980

Total cost of construction work completed -----	\$228,230.11
Total cost of construction work to be completed, 1981 -----	<u>4,125.00</u>
Total Estimated Construction Cost -----	\$232,355.11
Total cost of Engineering performed through November, 1980--	30,326.00
Quality Control testing performed to date -----	<u>945.00</u>
Total Construction & Engineering to date -----	\$263,626.11
Additional budget items from our letter of April 16, 1980:	
Project Administration (Estimates) -----	<u>5,572.00</u>
Total Identified costs to date -----	\$269,198.11
Proposed Contingency Fund -----	<u>12,801.89</u>
Proposed Bond Sale -----	\$292,000.00

302000

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Ms. [unclear]
[unclear]

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